

# Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.30 PM MONDAY 23 FEBRUARY 2015 AT THE PAVILION, SHEDFIELD

Present:

Parish Councillors: Presiding, Roy Skelding, David Ogden, Tony Cailles, Stuart Jones, Maria Robbie

Assistant Clerk: Sue Daniels

Members of public: 3

15/15 Apologies for absence – Councillor Jess Bond, Councillor Curtis Smith, Councillor Margaret Jones

16/15 Declarations of Interest – Councillor Maria Robbie is a neighbour of the land at 15/00082/FUL

17/15 Minutes of the extra-ordinary planning sub-committee meeting held 28 January 2015 signed as a true record. Matters arising:-

- (i) The advertising sign at Highfield House has been taken down
- (ii) The outcome of the appeal on 13 January regarding Shedfield Nursery is to be provided to the next full planning meeting

18/15 Public Participation

- (i) 15/00082/FUL - Query regarding use of local gap for this development
- (ii) 14/00685/FUL – Gratitude expressed for Parish Council representation at Planning Committee meeting – Enquiry whether any further action can be taken
- (iii) Update requested on reported drilling at exception site in Lower Chase Road
- (iv) Confirmation of receipt of TPO for land between Forest Road and Lower Chase Road requested

19/15 Response to Public Participation

- (i) See comments below
- (ii) To be considered by Full Council
- (iii) Chair agreed to provide update
- (iv) Confirmed

Meeting resumed

20/15 New Applications – Parish Council decisions/comments in **bold**:-

Case no: 14/02968/FUL :: dated: 24 Dec 2014 – comments by: 05 March 2015

Applicant: Mr Michael Harfield

Proposal: (HOUSEHOLDER) First floor side extension

Location: Meadow Cottage High Street Shirrell Heath Hampshire SO32 2JN

**No comment or objection**

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## **Shedfield Parish Council**

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

Case no: [14/02983/NMA](#) :: dated: 24 Dec 2014  
Applicant: Mr and Mrs S Windgrove  
Proposal: (MINOR AMENDMENT to Planning Permission 14/00947/FUL) Two storey side extension; alterations to north elevation  
Location: 51 Beaucroft Road Waltham Chase Southampton Hampshire SO32 2LZ  
**Application rejected – see below**

Case no: [15/00002/FUL](#):: dated: 5 Jan 2015 - comments by 05 February 2015 (25/02/15)  
Applicant Mrs Kate Swarbrick  
Proposal (HOUSEHOLDER) Erection of a 6 foot fence along property boundary with Little Bull Lane (RETROSPECTIVE)  
Location 54, Brooklynn Close, Waltham Chase, Hampshire, SO32 2RZ  
**Shedfield Parish Council object to this proposal on the following grounds:**

- (1) Original planning permission for the development stipulated protection of hedgerows, including further planting to re-enforce if necessary**
- (2) A legal agreement is in place to ensure the continued ambiance of Little Bull Lane**
- (3) In 1992 Winchester City Council warned a resident for removing a hedgerow, stating a section 106 agreement was in place preventing such removal. He was told to remove the fencing and the hedgerow was re-planted**
- (4) The hedgerow is protected – The installation of the fence contravenes the 106 agreement**
- (5) The hedgerow is identified for retention in the local plan and important to the character of Little Bull Lane**
- (6) There is a section 52 Agreement relating to the boundary hedges**
- (7) Condition 10 of planning permission states no vehicle or pedestrian access shall be provided off Little Bull Lane other than the emergency link**
- (8) The new access point should be removed for Health and Safety reasons**

**Supporting documentation can be provided upon request**

Case no: [15/00082/FUL](#) :: dated: 16 Jan 2015 - comments by 11 March 2015  
Applicant: Waltham Solar Limited  
Proposal: The installation of ground mounted photovoltaic solar panels, central inverter housings and perimeter fencing to create a 3 MWp solar park  
Location: Forest Farm Winchester Road Waltham Chase Southampton Hampshire SO32 2LL  
**Shedfield Parish Council objects to this proposal on the following grounds:-**

- (1) It is an inappropriate site for this development in that it will adversely impact on the aesthetics of this area of the country side which would be seen from many directions and any attempt to screen by fencing would merely add to an industrialised effect**
- (2) The area is exposed and would be difficult to conceal from public view**
- (3) There are listed buildings neighbouring the site**
- (4) There is concern that the gap is being further eroded**
- (5) The development would be incongruous with the countryside setting**

**Shedfield Parish Council wish to comment that a previous similar application in the parish has been supported as it was considered a more suitable site**

## **Shedfield Parish Council**

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Case no: [15/00090/FUL](#) :: dated: 19 Jan 2015 – comments by 25 February 2015  
Applicant: Mrs Alison Potter  
Proposal: (HOUSEHOLDER) Single storey rear extension, installation of windows to side of the property  
Location: Jonquil Twynhams Hill Shirrell Heath Southampton Hampshire SO32 2JL  
**Shedfield Parish Council wish to comment as follows:**

- (1) A fence should be erected if side windows are installed as planned**
- (2) Shedfield Parish Council would have no objection provided there was no impact on privacy for the neighbouring property**

Case no: [15/00153/FUL](#) :: dated: 29 Jan 2015 - comments by 06 March 2015  
Applicant: Meon Homes Limited  
Proposal: (HOUSEHOLDER) Replacement two storey rear extension following demolition of attached garage and front porch  
Location: Roseleigh High Street Shirrell Heath Southampton Hampshire SO32 2JN  
**No comment or objection**

Case no: [15/00164/FUL](#) :: dated: 30 Jan 2015 - comments by 6 March 2015  
Applicant: Mr P Snook  
Proposal: (HOUSEHOLDER) Three bay detached garage with storage above  
Location: Glebe Farm Curdrige Lane Waltham Chase Southampton Hampshire SO32 2LQ  
**Shedfield Parish Council objects to this proposal on the following grounds:-**

- (1) The property is considered unsuitable for living accommodation**
- (2) Supporting documentation suggest the intention is to provide a dwelling**
- (3) Accordingly a proper application for residential use should be submitted**

Case no: [15/00217/FUL](#) :: dated: 6 Feb 2015 – comments by 13 March 2015  
Applicant: Mr and Mrs S Wingrove  
Proposal: (HOUSEHOLDER) Two storey side extension  
Location: 51, Beaucroft Road, Waltham Chase, Hampshire, SO32 2LZ  
**Shedfield Parish Council wish to comment as follows:-**

**Council request that the applicant ensures that arrangements are made to prevent building contractors' vehicles blocking access for emergency vehicles for the duration of the construction of the proposed extension and where practical keep parking available for other local residents along the street to minimise unnecessary congestion in such a crowded street environment**

## **Shedfield Parish Council**

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Case no: [15/00223/FUL](#) :: dated: 9 Feb 2015 – comments by 13 March 2015  
Applicant: Mr and Mrs A Mills  
Proposal: (HOUSEHOLDER) Proposed Replacement Garage (with storage over) new entrance drive and entrance gates  
Location: Dunningwell, Botley Road, Shedfield, Hampshire, SO32 2HL  
**Shedfield Parish Council wish to object to the proposal on the following grounds:-**

- (1) The documents suggest residential use**
- (2) If planners are minded to approve this application, consideration should be given to preventing use for residential purposes**
- (3) Any ancillary use as living accommodation should be prohibited**

21/15 Decisions:

Case no: 14/00685/FUL- comments by 19 January 2015  
Applicant: Astor Homes  
Location: Land Adjacent To: Horton Barns Clewers Lane Waltham Chase Southampton Hampshire  
Proposal: (AMENDED PLANS) Erection of 30 no dwellings comprising of one, two, three and four bedrooms with associated car parking and landscaping (RESUBMISSION)

### **Application Permitted**

Case no: 14/02064/FUL- Mr Wayne Comer  
Proposal: (HOUSEHOLDER) Erection of porch (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
Location: Forest Farm Winchester Road Waltham Chase Southampton Hampshire SO32 2LL

### **Application Permitted**

Case no: 14/02082/FUL - Mr Wayne Comer  
Proposal: Change of use of land to storage B8 (RETROSPECTIVE)  
Location: Forest Farm Winchester Road Waltham Chase Southampton Hampshire SO32 2LL

### **Application Refused**

Case no: 14/02628/FUL - Mr & Mrs T Gill  
Proposal: (HOUSEHOLDER) Conversion and extension of existing garage to form new dwelling: Addition of new drive, with turning head and 6no. new parking spaces  
Location: Oak Cottage Little Bull Lane Waltham Chase Southampton SO32 2LT

### **Application Refused**

Case no: 14/02776/AVC - J D S Commercials  
Proposal: Erection of two sign boards at an angle to the B2177 (RETROSPECTIVE)  
Location: Highfield House Winchester Road Waltham Chase Hampshire SO32 2LG

### **Application Refused**

Shedfield Parish Office, Upper Church Road, Shedfield, Southampton, Hampshire. SO32 2JB

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## **Shedfield Parish Council**

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Case no: 14/02797/FUL - - Mr Tim Chase  
Proposal: (HOUSEHOLDER) Demolition of conservatory and erection of single storey side extension: loft conversion with fenestration alterations  
Location: 3 Barn Cottages Lower Chase Road Waltham Chase Southampton Hampshire SO32 2LH

### **Application Permitted**

Case no: 14/02983/NMA - Mr and Mrs S Windgrove  
Proposal: (MINOR AMENDMENT to Planning Permission 14/00947/FUL) Two storey side extension; alterations to north elevation  
Location: 51 Beaucroft Road Waltham Chase Southampton Hampshire SO32 2LZ

### **Application Rejected**

22/15 Highways, Lighting and Public Transport (including Bus Shelters, Grit Bins, Signs) -  
(i) Councillor Ogden to investigate possibility of re-locating bus stop and suitable position for new bus shelter in Waltham Chase

23/15 B2177 Road Improvements – Assistant Clerk to request an update

24/15 Enforcements including unauthorised signs and Forest Farm –  
i) Proposal to discuss signage at the next Full Council meeting  
ii) Councillor Skelding to write to Enforcements regarding key sites  
iii) Consider requesting a meeting with Enforcement Officers in the summer  
iv) Forest Farm – review progress in 1 – 2 months

25/15 Correspondence/Reports  
i) Copy Correspondence received from owner of land south of Solomons Lane

*With no further business to discuss the Chair closed the meeting at 21.15*